

**PERMIT APPLICATION:** NRS #07.246

**APPLICANT:** Lawrence A. Silvestri, Vice President  
The Goodman Company  
777 Flagler Drive, Suite 1101  
West Palm Beach, FL 33401  
(561) 804-4014

**LOCATION:** Project is located in the southwest quadrant of the intersection of Gist Creek Road and Old Knoxville Highway extending west to the crossing of Gist Creek Road and Gist Creek. Sevierville, Sevier County.

**WATERSHED DESCRIPTION:** Surrounding land use is forested to the west, commercial to the north and south and Little Pigeon River to the east. Two unnamed tributaries are proposed to be impacted of which neither has been determine to be exceptional Tennessee waters. The proposed project lies within the Lower French Broad watershed HUC 06010107.

**PROJECT DESCRIPTION:** The applicant proposes to construct a retail and entertainment development known as The Shops at Bridgemont. It will be 520,000 square feet with 2,521 parking spaces. As part of the proposed construction, 521 linear feet of one unnamed tributary to Gist Creek and 881 linear feet of one unnamed tributary to the Little Pigeon River will be impacted. Both streams are intermittent with defined bed and banks and aquatic invertebrates. The unnamed tributary to Gist Creek has a drainage basin of 0.016 square miles while the unnamed tributary to the Little Pigeon is 0.032 square miles or roughly 20 acres.

Approximately 656 linear feet of another unnamed tributary to Gist Creek and 515 feet of an unnamed tributary to the Little Pigeon River have been avoided.

Compensatory stream mitigation shall occur offsite at Stock Creek and a tributary known locally as Coatney Creek. Stock Creek is located in Knox County in the Little River watershed which discharges into Watts Bar Reservoir. It is a 303(d) listed stream for physical substrate alterations, loss of biological integrity due to siltation and E. Coli.

The applicant proposes to realign 1100 linear feet of Stock Creek under a fluvial geomorphic design to address its historic channelization. A 50-foot buffer will be established and planted along both banks. On Coatney Creek the applicant will construct on 838 linear feet a bankfull bench, remove exotic invasive vegetation and establish and plant a 50-foot buffer along then left descending bank. Negotiations are underway with the adjacent landowner to establish and plant the right descending bank.

The applicant shall monitor the stream mitigation and submit annual reports to this office for at least five years.

**PERMIT COORDINATOR:** Mike Lee

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**THE GOODMAN COMPANY**  
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**TOPOGRAPHICAL QUADRANGLE:** Douglas Dam 156- NE  
Lat 35.89 Long 83.59

No decision has been made whether to issue or deny this permit. The purpose of this notice is to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within **thirty days of the date that this notice is posted**. Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced.

Interested persons may also request in writing that the department hold a public hearing on this application. The request must be filed within the comment period, indicate the interest of the person requesting it, the reasons that the hearing is warranted, and the water quality issues being raised. When there is sufficient public interest in water quality issues, the department will hold a public hearing.

The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address for review and/or copying. The department's address is:

Tennessee Department of Environment & Conservation  
Division of Water Pollution Control, Natural Resources Section  
7th Floor L & C Annex  
401 Church Street  
Nashville, TN 37243

In deciding whether to issue or deny a permit, the department will consider all comments on record and the requirements of applicable federal and state laws.



























